

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Modesto**

State: **CA**

PJ's Total HOME Allocation Received: **\$16,573,836**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |             |         |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
|  |          |               |            |               | Group                        | B           | Overall |
| Program Progress:  |          |               |            | PJs in State: | 92                           |             |         |
| % of Funds Committed   | 85.85 %  | 92.79 %       | 69         | 92.82 %       | 10                           | 14          |         |
| % of Funds Disbursed   | 75.68 %  | 81.26 %       | 60         | 82.38 %       | 12                           | 19          |         |
| Leveraging Ratio for Rental Activities                           | 4.21     | 5.53          | 1          | 4.55          | 100                          | 100         |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 96.08 %  | 73.66 %       | 24         | 80.69 %       | 64                           | 52          |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 79.40 %  | 60.31 %       | 22         | 67.01 %       | 73                           | 68          |         |
| Low-Income Benefit:  |          |               |            |               |                              |             |         |
| % of 0-50% AMI Renters to All Renters                            | 70.27 %  | 77.64 %       | 66         | 79.23 %       | 18                           | 20          |         |
| % of 0-30% AMI Renters to All Renters***                         | 31.35 %  | 41.54 %       | 60         | 44.47 %       | 29                           | 28          |         |
| Lease-Up:  |          |               |            |               |                              |             |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 95.14 %  | 91.23 %       | 54         | 93.93 %       | 34                           | 32          |         |
| Overall Ranking:   |          |               |            | In State:     | 23 / 92                      | Nationally: | 55 / 56 |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |               |                              |             |         |
| Rental Unit  | \$38,782 | \$31,525      |            | \$24,984      | 185 Units                    | 38.20 %     |         |
| Homebuyer Unit   | \$13,633 | \$19,017      |            | \$14,192      | 61 Units                     | 12.60 %     |         |
| Homeowner-Rehab Unit   | \$49,484 | \$26,126      |            | \$20,036      | 5 Units                      | 1.00 %      |         |
| TBRA Unit  | \$1,244  | \$2,779       |            | \$3,164       | 233 Units                    | 48.10 %     |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Modesto CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|             | Rental    | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ:         | \$80,854  | \$81,369  | \$50,311  |
| State:*     | \$117,655 | \$105,717 | \$26,671  |
| National:** | \$86,663  | \$70,545  | \$22,663  |

**CHDO Operating Expenses:**  
(% of allocation)

PJ: 1.9 %  
National Avg: 1.1 %

**R.S. Means Cost Index:** 1.08

| RACE:                                    | Rental %   | Homebuyer %  | Homeowner %  | TBRA %   |
|--|--|--|--|--|
| White:                                   | <span style="border: 1px solid black; padding: 2px;">59.1</span> | <span style="border: 1px solid black; padding: 2px;">15.0</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span> | <span style="border: 1px solid black; padding: 2px;">33.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">8.5</span>  | <span style="border: 1px solid black; padding: 2px;">30.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">30.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.0</span>  |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.3</span>  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">8.2</span>  |

### ETHNICITY:

|          |  |  |  |  |
|----------|--|--|--|--|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">26.1</span> | <span style="border: 1px solid black; padding: 2px;">55.0</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span> | <span style="border: 1px solid black; padding: 2px;">23.2</span> |
|----------|--|--|--|--|

### HOUSEHOLD SIZE:

|                    |  |  |  |  |
|--------------------|--|--|--|--|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">19.3</span> | <span style="border: 1px solid black; padding: 2px;">10.0</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span> | <span style="border: 1px solid black; padding: 2px;">15.5</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">27.3</span> | <span style="border: 1px solid black; padding: 2px;">35.0</span> | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">24.5</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">23.3</span> | <span style="border: 1px solid black; padding: 2px;">12.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">20.6</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">12.5</span> | <span style="border: 1px solid black; padding: 2px;">17.5</span> | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">14.2</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">10.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">13.3</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">14.2</span> | <span style="border: 1px solid black; padding: 2px;">7.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.6</span>  |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.0</span>  |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.4</span>  |

### HOUSEHOLD TYPE:

|                        |  |  |  |  |
|------------------------|--|--|--|--|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">15.3</span> | <span style="border: 1px solid black; padding: 2px;">12.5</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span> | <span style="border: 1px solid black; padding: 2px;">19.3</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">10.2</span> | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">1.3</span>  |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">27.8</span> | <span style="border: 1px solid black; padding: 2px;">37.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">44.2</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">42.5</span> | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">19.7</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">21.6</span> | <span style="border: 1px solid black; padding: 2px;">5.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">15.5</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">24.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">33.5</span> |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">20.5</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">21.6</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 8

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Modesto State: CA Group Rank: 55  
 (Percentile)  
 State Rank: 23 / 92 PJs Overall Rank: 56  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00%   | <b>96.08</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 46.46%   | <b>79.4</b>  |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>70.27</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 89.25%   | <b>95.14</b> |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.300    | <b>3.22</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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